

Exhibit E

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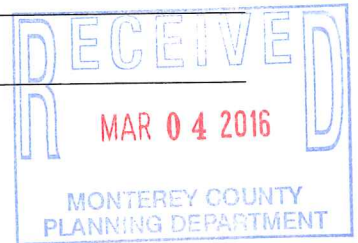
MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, March 3, 2016

1. Meeting called to order by Lori Lietzke at 3 pm

2. Roll Call

Members Present: Lori Lietzke, Kim Caneer, Rick Verbanec,
Rod Dewar, June Stock (5)

Members Absent: Sandy Getreu (1)



3. Approval of Minutes:

A. February 18, 2016 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: Kim Caneer (LUAC Member's Name)

Ayes: 4 (Caneer, Verbanec, Dewar, Stock)

Noes: 0

Absent: 1 (Getreu)

Abstain: Lori Lietzke was not at meeting (1)

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

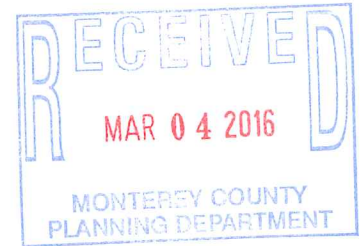
None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none



B) Announcements

none

7. Meeting Adjourned: 3:55 pm

Minutes taken by: Kim Caneer, Secretary.

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **March 3, 2016**

Project Title: PANATTONI CARL D & MARY JANE TRS

File Number: PLN150500

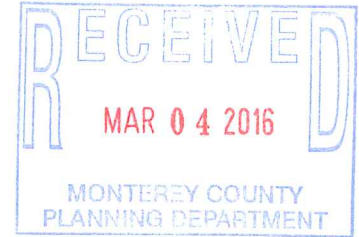
File Type: PC

Planner: GONZALES

Location: 1476 & 1482 CYPRESS DR PEBBLE BEACH

Project Description:

Combined Development Permit to allow: 1) a Coastal Development Permit for a Lot Line Adjustment to merge Assessor's Parcel Number 008-455-007-000 and 008-411-017-000; 2) a Coastal Administrative Permit to allow the demolition of an existing 5,370 square foot single family dwelling; and allow the construction of a 12,092 square foot two-story single family dwelling with attached 563 square foot garage on Assessor's Parcel Number 008-455-007-000; 3) a Coastal Administrative Permit to allow a 2,204 square foot single family dwelling with attached 781 square foot garage on Assessor's Parcel Number 008-455-008-000; for a total lot coverage between the two parcels of 16,000 square feet; and 4) Design Approval. The properties are located at 1476 and 1482 Cypress Drive, Pebble Beach (Assessor's Parcel Numbers 008-455-007-000, 008-455-008-000 and 008-411-017-000), Del Monte Forest Land Use Plan, Coastal Zone.



Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

*Aengus Jeffers (lawyer); David Stocker (builder);
Laura Lawrence (assistant lawyer)*

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT:

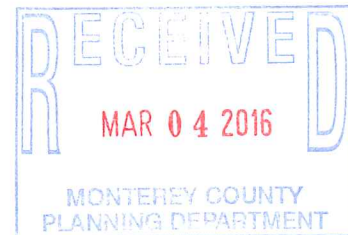
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Representative for neighbor Truman + Anita Arnold; Mary Lee Singer</i>	<i>X</i>		<i>none</i>

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

none



RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Rod Dewar (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 (Caneer, Lietzke, Verbanec, Stock, Dewar)

NOES: 0

ABSENT: 1 (Getreu)

ABSTAIN: 0

*El Why Square LLC
3168 Seventeen Mile Drive
Pebble Beach, California 93953*

April 26, 2016

Carl and Jane Panattoni
1476 Cypress Drive
Pebble Beach, California 93953

Re: 1476 Cypress Drive, Pebble Beach

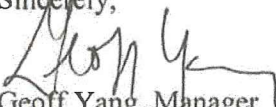
Dear Carl and Jane:

Thank you for taking the time to preview the plans and the design for your new home and the gate house with me.

I am impressed with the proposed site plan for both houses. The time you and David Stocker spent assessing both home's potential impact on views and privacy is evident in the design. I appreciate that the proposed design will make the homes nearly invisible from Cypress Drive.

Feel free to use this letter in your discussions with the County Planning staff or the Planning Commission. As your project moves through the process, please do not hesitate to contact me to participate in any discussions that are needed.

Sincerely,


Geoff Yang, Manager
El Why Square LLC

Casanova 5 SW LLC
3188 Seventeen Mile Drive
Pebble Beach, CA 93953

May 2, 2016

Carl and Jane Panattoni
1476 Cypress Drive
Pebble Beach, CA 93953

Re: Proposed Development at 1476 Cypress Drive, Pebble Beach

Dear Carl and Jane:

I am writing in regards to the proposed development at your property at 1476 Cypress Drive in Pebble Beach. After reviewing the proposal, I have to say that I am pleased to see that one of the homes will be barely visible from Cypress Drive and the other home will not be visible at all.

I am equally impressed with the proposed site plan for both homes. Please thank David Stocker for reviewing the plans with me. Please use this letter of support in the decision making process with the County if needed.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kevin Chick', written over a light blue horizontal line.

Kevin Chick, Manager
Casanova 5 SW LLC

Richard C. Lundquist
Melanie F. Lundquist
3224 17 Mile Drive
Pebble Beach

May 19, 2016

Carl and Jane Panattoni
1476 Cypress Drive
Pebble Beach, California 93953

Subject: 1476 and 1482 Cypress Drive, Pebble Beach

Dear Carl and Jane:

Thank you so much for sharing with Melanie and me the plans for your new home and guest house at the above-reference addresses. Melanie and I are very impressed with the striking design of the homes and the considerations you have made to situate the structures to minimize any impacts from public views along Cypress Drive and from the adjoining neighbors.

Please feel free to share this letter with Monterey County staff and do not hesitate to contact us if we can be of further support of your enhancement to the neighborhood.

Sincerely,


Richard C. Lundquist

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